BLOCK 3 LOT 7 R568271
LAKESIDE PARK PB 0/36

RAU CHRISTOPHER J
45108 WARRIOR DR
CALLAHAN, FL 32011

2026

29-2N-25-3200-0003-0070

BUILDING CHARACTERISTICS

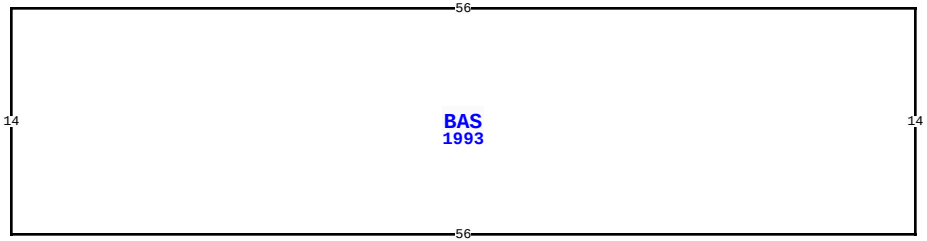
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	25,423
TOTALS	784			784	25,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	127.1600	108.09	84,743	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 2025 Heated Area: 784 HX Base Yr 2025



45108 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		25,423
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		66,640
TOTAL MARKET VALUE		92,063
SOH/AGL Deduction		0
ASSESSED VALUE		92,063
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,652
TOTAL JUST VALUE		92,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/1654	6/21/2021	SW	U	I	30	36,800
GRANTOR: RAU PENNY L						
GRANTEE: RAU CHRISTOPHER J						
1713/0975	12/03/2010	WD	U	I	14	100
GRANTOR: STEPHENS IVA J						
GRANTEE: STEPHENS IVA J L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RL	98.00	168.00	98.00	FF		1.00	1.00	1.00	680.00	680.00	66,640							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 66,640 Market: 0 Agricultural: 0 Common: 66,640 PRINTED 07/09/2026 BY SYS